

DEVELOPMENT STANDARDS + DESIGN GUIDELINES | 5.0

REALIZING THE VISION

To fully realize the conservation and community development vision for the Village at the Galisteo Basin Preserve, Santa Fe County, Commonweal Conservancy, and a host of nonprofit conservation and community-building organizations will need to pursue their planning, development review, and construction management work in a highly collaborative and inclusive manner. Acknowledging that authority and responsibility will be shared among a large number of partners and advocates, *primary* responsibility for the project's success will reside with Commonweal Conservancy and Santa Fe County.

Definition of Roles

This section presents the development standards and design guidelines that will guide the community's physical form, quality of construction, and operating efficiency. These standards and guidelines will manifest through the joint efforts of Commonweal Conservancy and Santa Fe County – a process that will afford the County an opportunity to review and comment on plat submissions to ensure the health, safety and welfare of county residents and natural resources, while concurrently advancing the planning and design principles articulated herein.

Development Standards (County enforced) – these are specific standards that County staff will use in reviewing future design submissions. These standards augment existing subdivision standards and County development code provisions to bring sharper focus and greater detail to the current code and subdivision standards (e.g., setbacks) or to revise existing standards where more site-responsive solutions are required (e.g., street sections). They are proposed to be adopted through the approval of this Master Plan submission, and will supplement or take precedence over existing standards.

Design Guidelines (Founder enforced) – these are specific guidelines that Commonweal's appointed Design Review Committee (DRC) will use to evaluate, review, and approve concept and development plans submitted by third party builders and land developers who either work on behalf of, or have purchased building lots from, Commonweal. The County will not be responsible for administering the design guidelines. Instead, they are presented as evidence of Commonweal's commitment to enforcing the development and design vision for the Village at the Galisteo Basin Preserve.

DEVELOPMENT STANDARDS

Implementation + Platting Process

The Village Master plan will be administered and enforced by the Santa Fe County Planning Department in accordance with Article V of the Santa Fe County Zoning Code.

Interpretation: The Code Administrator will be responsible for interpreting the provisions of this Master Plan.

Revisions: Revisions may be made to this Master Plan through an administrative process, if the revision does not constitute a substantial change. A substantial change shall be defined as a modification to a development envelope, lot boundary, density range or density allocation of greater than 10 percent. In no instance, however, can the total number of units be changed administratively.

Platting Process: The Village will require a series of successive or concurrent subdivision plat approvals from Santa Fe County. The subdivision review process will involve a series of administrative and technical approvals to win consideration by, and final approval of, the Board of County Commissioners. Preliminary and final plats for any phase of the project must be approved prior to securing permission to subdivide an existing land parcel(s).

The preliminary plat submission process will include the following:

- The developer of a proposed project will be required to meet with the Code Administrator prior to the preparation of a tentative plat(s), and will solicit counsel from County staff on the fulfillment of County Subdivision Regulations.
- Tentative plat submittal will include a processing fee, copies of the proposed plat, and any related exhibits.
- A water supply plan and water permits shall be submitted with all tentative plats that indicate an adequate supply of water exists to serve the subdivision for a minimum of 100 years.
- The tentative plat will be reviewed by the County Code Administrator to ensure compliance with Subdivision Regulations, this Master Plan, and any applicable zoning regulations.
- Once the Code Administrator and all applicable reviewing agencies have determined that a preliminary plat is in compliance, the plat will be scheduled for a hearing before the County Development Review Committee.

The final plat submission process will include the following:

- Final plats for development within the Village shall conform to the terms and conditions of approval associated with the preliminary plat.

- The Code Administrator shall review and cause the plat to be reviewed by the County Development Review Committee within thirty (30) days of the plat being deemed complete.
- The Board of County Commissioners shall approve final plats.
- Final plats shall be certified by a registered professional engineer or surveyor and must be signed by the County Clerk, Code Administrator, the Chairman of the County Development Review Committee, and the Chairman of the Board.
- Fees in accordance with the adopted fee schedule shall be assessed for all plat reviews.
- Plats may be amended in accordance with County requirements, including review by the Commission and the Board.

In reviewing plats the Code Administrator shall refer to existing County Subdivision Regulations, with modifications specific to this Master Plan as detailed in the following sections.

PERMITTED USES + DENSITIES

The Village will be a fine-grained, walkable community that includes a wide range of homes that support a broad mix of independent and communal lifestyles. To accomplish this goal, the net density of homes and businesses will vary from block to block, and sometimes, from lot to lot.

Regulation of Residential Densities

Density will be regulated in three ways:

- Total number of units: 965
- Gross density: The overall density of each block from centerline to centerline of roadways, or from the property line of public open spaces, within the prescribed envelopes shown in Figure 4.C. This is defined as the following ranges:
 - Village : 10-25 units per acre
 - Neighborhood: 5-15 units per acre
 - Basin: <1-10 units per acre
- Net Density: To be regulated at the site-specific level of a defined development parcel.

The applicable standards for each of the three designated Development Intensity zones are outlined below.

Village Residential

The Village Residential zone is intended to accommodate a mixture of residential building types representing a broad range of products and densities. This zone permits net densities ranging from 10 units per acre up to 25 units per acre and lot sizes of 1,500 sf to 5,000 sf. Representative product types include, but are not limited to:

- Single family detached homes
- Single family attached homes
- Courtyard or cottage court products
- Zero lot line, villas, patio or “Z lot” homes
- Stacked flats
- Apartments – mansion and courtyard
- Assisted living products
- Loft/ live work style products
- Co-housing developments

Additional permitted uses in this area include:

- Private or public utilities and infrastructure
- Parks and open space – either improved or natural
- In addition, Home Occupations, as defined in Article III,

Section 3 of the Santa Fe County Code will be permitted in the Village Residential zone.

Neighborhood Residential

The Neighborhood Residential zone is intended to accommodate a range of more closely matched residential building types while still affording a diversity of product types. Densities will range from 5 units per acre up to 15 units per acre, and lot sizes of 2,000 sf up to 8,000 sf. Representative product types include, but are not limited to:

- Single family detached homes
- Single family attached homes
- Courtyard or cottage court products
- Zero lot line, villas, patio or Z lot homes
- Stacked flats
- Apartments – mansion and courtyard
- Assisted living products
- Loft/ live-work style products
- Co-housing developments

Additional permitted uses in this area

- Private or public utilities and infrastructure
- Parks and open space – either improved or natural
- In addition, Home Occupations, as defined in Article III, Section 3 of the Santa Fe County Code, will be permitted in the Neighborhood Zone.

Basin Residential

The Basin Residential zone is intended to accommodate a narrower band of lower density residential building types, where building placement and intensity of development responds to the sensitivity of the land. Densities will range from 1 unit per acre up to 10 units per acre, with lot sizes of 6,000 sf up to 1+ acre. Representative product types include, but are not limited to:

- Single family detached homes
- Single family attached homes
- Courtyard or cottage court product

Additional permitted uses in this area

- Private or public utilities and infrastructure

Parks and open space – either improved or natural

Mixed Use Overlay Zone

The Mixed Use Overlay zone is intended to delineate residential development zones where the introduction of commercial, retail, or institutional uses are both compatible and desirable. The Mixed Use Overlay creates a flexible mechanism by which the Village can develop centers of activity over time, affording residents a diversity of goods and services, as well employment that could help to reduce the need for long commutes. The overall goal is to create an evolutionary tool that will allow the Village to grow and change over time, much like small towns have throughout New Mexico for generations.

The Mixed Use Overlay would permit a maximum of 150,000 sf of non-residential development to be built over time. Permitted uses within the Overlay include:

- Live-work units with active commercial businesses
- Retail establishments⁴
- Restaurants and bars
- Personal service establishments⁵
- Offices and studios
- Light industrial office and assembly space (not manufacturing)
- Banks and other financial institutions (including ATMs)
- Art studios and galleries
- Churches and other religious or spiritual institutions
- Bed and breakfasts, lodges or inns
- Day care facilities
- Medical offices and clinics
- Commercial parking lots and garages
- Private clubs and lodges
- Educational facilities
- Museums and education information centers
- Farmers or outdoor markets

⁴ Including but not limited to: supermarkets, drugstores, bakeries, meat markets, liquor stores, hardware, paint and wallpaper stores, camera shops, floral shops, gift shops, stationery shops, bookstores, clothing and shoe stores, variety stores, jewelry stores, pet supply stores, toy stores, recreation and sporting good stores, movie video stores, music or record stores, or household good stores

⁵ Including barbershops, beauty shops, dry cleaning and laundromat establishments, shoe repair, spas and fitness facilities, exercise or dance studios

- Institutional and civic uses (e.g., post office, fire station, amphitheater)

Prohibited uses include, but are not limited to:

- Gas or service stations, tire recapping or repair establishments
- Large animal care and products facilities
- Auto, truck, and RV dealerships
- Manufacturing
- Wholesale, warehouse, distribution and general industry

Special Use Zones

The Special Use zones are applied to distinct parcels of land within the larger planning area that due to their (i) location out of the Village center or viewshed and (ii) past physical degradation are deemed to be appropriate for unique non-residential activities. The overall master plan envisions four Special Use zones, denoted on Figure 4.C. Each of these zones includes the following permitted uses:

Special Use Zone BP - This former borrow pit site is out of the US 285 viewshed and, due to past gravel mining operations, is well suited for commercial uses including:

- Greenhouses and plant nurseries, wholesale and retail
- Self storage facilities
- RV and recreational equipment storage
- Gas or service stations
- Commercial recreation
- Vehicular parking
- Temporary education facilities
- Education or environmental restoration facilities
- Construction materials and equipment staging

Special Use Zone T - This site adjoining the existing Lamy-Santa Fe rail line is well suited for future transit uses including:

- Transit station
- Transit related operation and commercial uses
- Vehicular parking

Special Use Zone OR - This site, outside the Village center, but located in a well protected and scenically important location, is well suited for recreational uses that may support and amenitize adjoining large residential parcels. Permitted uses include:

- Equestrian center including stables, riding operations, storage and veterinary support facilities
- Large animal products facility (e.g., feed store)
- Riding, grooming ,and boarding facilities
- Vehicular parking
- Greenhouse and plant nurseries
- Commercial recreation
- Commercial or community based agriculture

Special Use Zone ML - This site outside of the Village center but strategically located in a well protected and scenically important location is well suited for spiritual and memorial uses associated with internment and cemetery uses. Permitted uses include:

- Memorial Landscape/ Green Cemetery
- Memorial Structures
- Vehicular Parking

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STREET STANDARDS

Commonweal Conservancy and individual parcel developers will build roadways that incorporate “low impact design” (LID) techniques – design and construction practices that minimize the adverse effects of automobiles on the community form, protect the environmental health of the land, and support the livability of the Village for residents, students, and workers. LID design techniques will include, but not be limited to:

Roadways will be located and designed to minimize soil disturbance (i.e., cuts and fills), vegetation loss, and stormwater runoff. This design methodology may require undulating vertical and horizontal road profiles – a practice that may cause a roadway to appear as though it was directly overlaid upon the land (rather than carved through it).

Roadway standards will be designed to minimize the width of driving lanes and pavement. Road edges may employ a “ribbon curb” -- or no curbs where appropriate -- to minimize water channelization through culverts, vertical curbs, and bar ditches. Paving materials will reflect the color palate of the Galisteo Basin soils and rocks – affording a more rural appearance to the roadways beyond the Village center (local site aggregate color, base course, chip seal, etc.).

Arroyo crossings may employ low water structures used in other environmentally sensitive communities. This approach will limit disruption of environmentally sensitive areas, but may cause some roads to experience a moderate amount of stormwater (up to six inches) during infrequent, large storms.

Roadway sections may not be crowned if a sheet drain approach is: (i) more consistent with natural drainage patterns; (ii) helps minimize grading impacts; or (iii) bolsters the community’s stormwater retention capacity. Roadway shoulders will be revegetated in accordance with adjoining development character. Revegetation may be limited to seeding with native grasses and wildflowers, or perhaps include more intensive landscape plantings with permanent irrigation in high visibility areas.

Detention basins, silt drains/ fences and temporary revegetation will be used in conjunction with earthwork operations for sediment and drainage control.

Roadways and driveways are strategically designed and constructed to minimize site disruption.

Driveways will be made of highly permeable materials and are limited in width.

Grading will generally not occur on slopes exceeding 12 percent. Cuts of eight feet or more in height shall have special slope treatments

and/or retaining walls to stabilize the slope and minimize scarring. Monotonous, uninterrupted retaining walls will be prohibited. Instead, stepped retaining walls with planting wells will be used. Natural materials (such as stone or wood) and natural colors will be used for retaining walls, wherever practical.

Grading on slopes greater than 16 percent may only occur in isolated instances, such as arroyo crossings, or in designated residential development areas. Arroyo crossings will meet County and State standards and no arroyo crossing shall be permitted on slopes exceeding 30 percent for more than 1,000 square feet, unless no alternative location is available. In these instances, site-specific solutions will be required to minimize visual and landscape impacts.

STREET SECTIONS

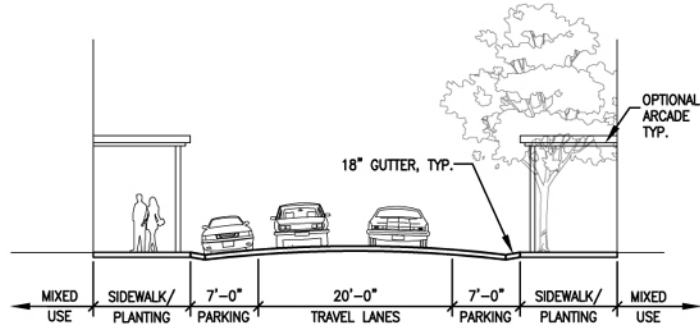
Village Streets

Village Streets will serve as the “main streets” of the village and will accommodate the potential for mixed-uses including commercial uses, community facilities, school, and village residential along their frontage. Village streets should establish a comfortable pedestrian environment with slower vehicle speeds, frequent vehicle stops, on street parking and tree lined or covered walkways. The typical Village Street section includes 20’ for travel lanes, parallel or angled parking, gutters for drainage, and sidewalk zone that may include street plantings and /or a covered walkway (arcade.)

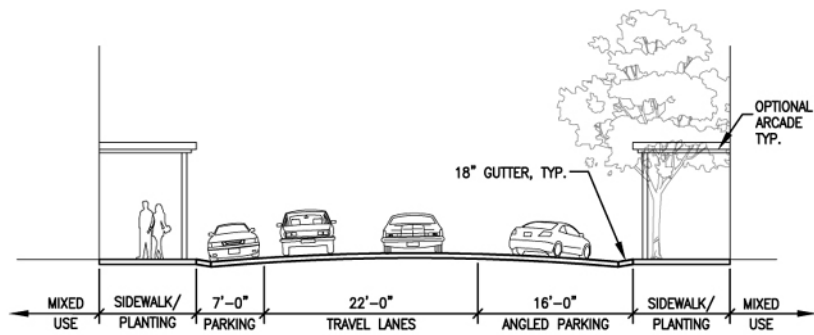
Design Standards

Number of Lots:	60-200
Travel Lanes:	Two
Posted Speed (mph):	20
Surfacing:	Asphalt
On-Street Parking:	Two sides, one side or none; angled parking allowed
Curb Radii:	15’
Paths:	Sidewalk; covered walkways allowable
Drainage:	Gutters
Landscape:	Street plantings

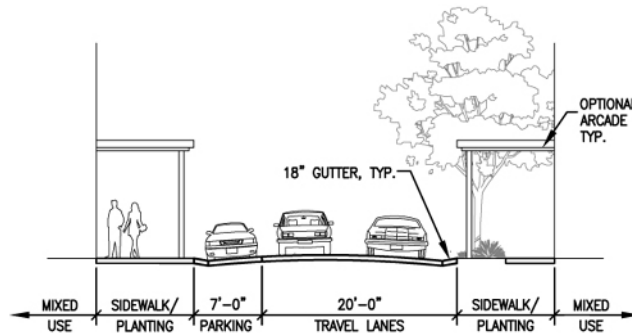
**Village Street
Parking Two Sides**



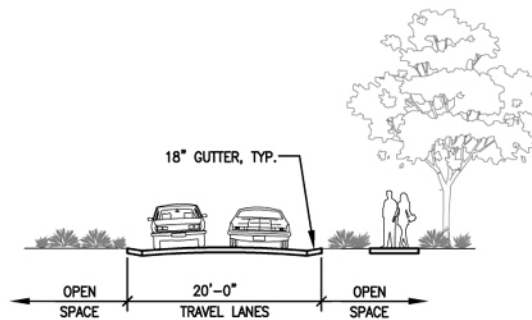
**Village Street
Angled Parking**



**Village Street
Parking One Side**



**Village Street
Emergency / Trail Easement**



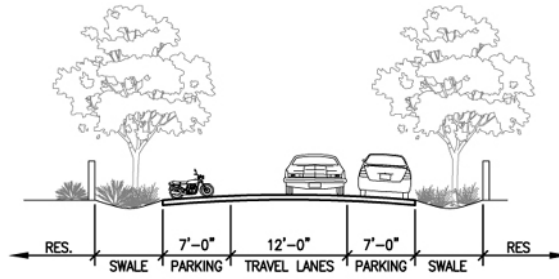
Neighborhood Roads

Neighborhood Roads will serve a majority of the Village’s neighborhoods and will accommodate the varying densities of residential uses along their frontage. Neighborhood roads are designed to establish a comfortable and safe pedestrian environment, maintain low vehicular speeds and discourage through-traffic allowing pedestrians to use the street for circulation. Base course surfacing and planted drainage swales are designed to enhance the rural character of the neighborhoods and village. The typical Neighborhood Road section includes 20’ for travel lanes, parallel parking, planted and planted drainage swales.

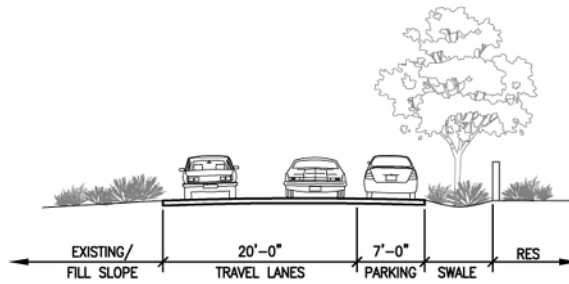
Design Standards

Number of Lots:	0-60
Travel Lanes:	Two
Posted Speed (mph):	15
Surfacing:	Base course or asphalt
On-Street Parking:	Two sides, one side or none
Curb Radii:	10’
Paths:	None or in open space areas
Drainage:	Swales
Landscape:	Native vegetation and street plantings

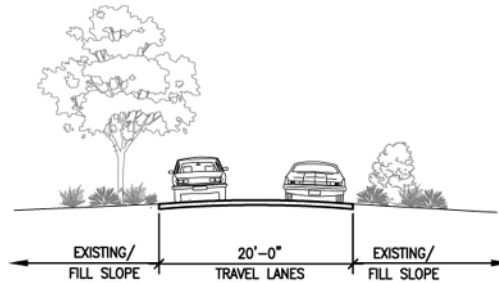
**Neighborhood Road
Parking Two Sides/Yield**



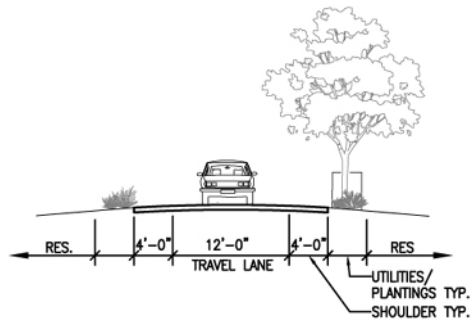
**Neighborhood Road
Parking One Side**



**Neighborhood Road
No Parking**



**Neighborhood Road
Alley**



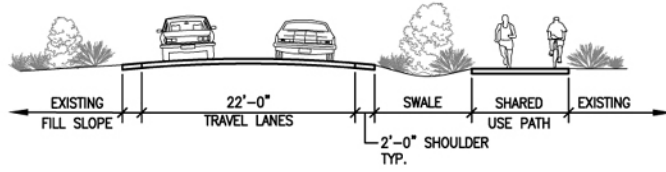
Basin Roads

Basin Roads serve to collect and distribute traffic to the Village streets and neighborhoods roads and are designed to maintain the sites rural character and minimize impact to the valleys existing environment. A separate trail easement is allowed for along one side of the road for shared use for bikes and pedestrians. In residential neighborhoods, on-street parallel parking is allowed on one side of the road for visitor and resident parking. A typical section of the Basin Road includes two travel lanes, compacted gravel shoulders, parking on one side in residential neighborhoods, drainage swales as required and a shared use path on one side for pedestrians, bicycles and equestrians.

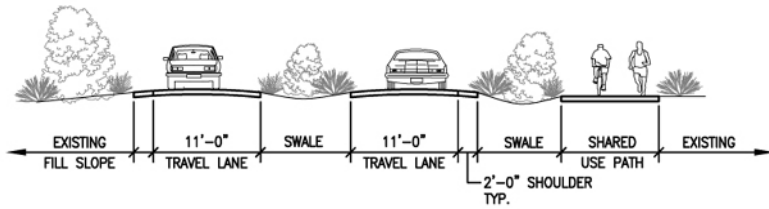
Design Standards

Number of Lots:	>200
Travel Lanes:	Two
Posted Speed (mph):	25
Surfacing:	Asphalt or base course
On-Street Parking:	One Side Only in Residential Areas
Curb Radii:	15'
Paths:	Shared use path for pedestrians, bicycles and equestrians
Drainage:	Swales
Landscape:	Native vegetation and streets plantings in residential areas

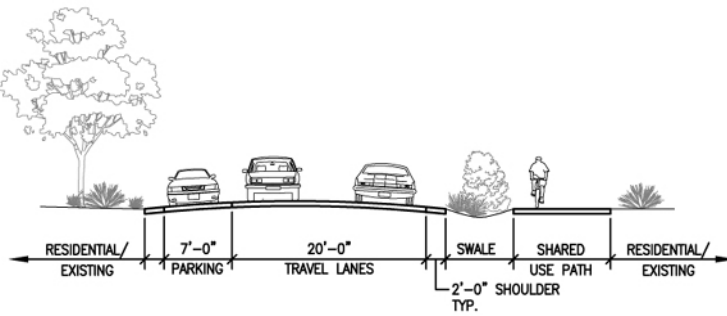
Basin Road



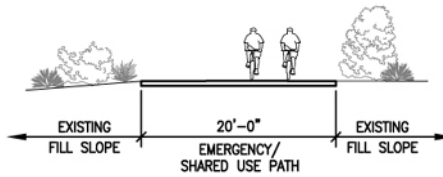
Basin Road w/ Split Roadway



Basin Road w/ Parking One Side



Basin Road Emergency / Trail Easement



DESIGN GUIDELINES

The following guidelines summarize the design and development controls that will guide the planning and construction of residential and non-residential property within the Village.

As presently conceived, a Design Review Committee (DRC) will review site plans, architecture, and landscape designs associated with the Village's planning and construction. Throughout the community's development history, the DRC will have the right to modify the community design standards to be more restrictive, or different in character, so long as the overall project design quality, environmental values, and architectural character are consistent with the original project vision and purposes, as outlined herein.

The DRC will be comprised of design professionals and community members appointed by Commonweal Conservancy. The DRC will be responsible for reviewing building plans, elevations, and parking recommendations prior to submission of a development permit application to Santa Fe County. A letter of approval from the DRC that authorizes the development of a specific project will be a precondition to Santa Fe County's issuance of a building permit.

Specific responsibilities for property developers/owners and the design and development standards associated with the Village will be detailed in a Declaration of Protective Conditions, Covenants, and Restrictions (CC&Rs). The CC&Rs document will be recorded concurrently with Santa Fe County's final plat approval for the initial phase of the Village development. The DRC shall have sole authority in determining compliance with the CC&Rs and design guidelines set forth herein.

Architecture

The Village will not be developed with a singular, dominant architectural style (e.g., northern New Mexico pueblo style), but will instead reflect a diverse range of design solutions and architectural ideas that beautifully and productively serve the community's residential, commercial, and institutional development needs.

While encouraging a high degree of artistic creativity, architectural design solutions should respect Santa Fe's architectural precedents – especially with regard to: (i) building-to-street relationships; (ii) indoor/outdoor living relationships; and (iii) building massing for views, shade, passive solar heating, and light. With appreciation for these urban design and architectural values, designers will be encouraged to interpret traditional northern New Mexico design solutions in contemporary and environmentally progressive ways. Architectural solutions that are carefully and appropriately integrated with the form, color, and texture of the surrounding landscape – and exterior facades that utilize stone, rammed earth, concrete, adobe, corrugated metal, cor-ten steel, and glass – will be especially encouraged.

The following design standards shall be incorporated within the CC&Rs and regulated by the Village DRC:

- Building scale and height will directly relate to topography, lot sizes, and setbacks. A mix of one- and two-story units will be encouraged or prescribed to create a rich and interesting streetscape.
- Building setbacks will be minimized to create a strong building plane along most streets and create a sense of enclosure for the public realm and sidewalk areas.
- Custom homes placed on lots that are visually prominent or have unusually varied topography will be required to use adaptive design techniques such as post and beam construction and daylight basements to minimize streetside and rear yard façade exposure. Homes will be kept to one story where visibility from surrounding lots is critical.
- Building height will be minimized in highly visible areas by avoiding multi-story houses that interrupt the view of surrounding ridgelines and/or mountain tops (i.e., “skylining”), and by locating residential buildings so as not to impact views. This said, in the Village center building heights of 35 to 40 feet (i.e., three to four stories) may be encouraged in discrete locations to give visual and functional strength to the community's central development zone.
- Variety in elevations and materials choices will be strongly encouraged. No adjacent single-family detached homes will be permitted to have the same plan, elevation, or color.

- Garages and utilitarian services (i.e. electric/phone appurtenances) will be relegated to lane or alley-loaded locations, wherever practical.
- Private exterior living spaces such as courtyards, portales, and patios will be encouraged to allow for clear and direct connections to the outdoors and adjoining land uses.
- Porches, dooryards, front courtyards and low walls with gates will be required along sidewalks to delineate public and semi-private spaces, while also helping to animate and give texture and scale to the streetscape.
- Variations in the roof pitch of buildings will be required, given the prominence of the community “roof-scape” from surrounding hills and ridges. Architectural grade low sheen metal or other materials approved by the DRC will be required. Wood shake roofs will be prohibited.
- Flat roof designs with balconies and decks will be allowed in discrete locations (e.g., Basin neighborhoods) where visibility from surrounding hills and ridges is not a concern.
- Building materials that complement the color of the native soils and rock, trees, and grassland vegetation will be required.
- Building materials will be chosen that minimize fuel potential for wildfires.
- Colors will be selected to conform to a light reflectance value that minimizes long distance view impacts or ‘spot lighting’ in afternoon and morning sun.
- Material choices, fenestration design, and variations of wall and window surface planes within neighborhoods and among buildings will be encouraged. To avoid the appearance of a false appliqué, no change in materials shall be allowed on corners or where structures abut common areas. If material changes occur, they must occur at logical changes in building form as defined by DRC.

Site Grading + Drainage

Lots in the low-density residential neighborhoods will be individually graded in a site sensitive manner to reduce the potential for visual dissonance, destruction of vegetation, and excessive erosion.

Grading for drainage will be kept to a minimum and will be designed to respect significant natural channels and visually blend with existing topography. Existing soil and naturally occurring drainage patterns will be documented prior to development to minimize grading impacts on stormwater flows and the drainage basin health. Underground stormwater systems or extensive channelization of drainage swales will be avoided, unless it proves necessary to maintain natural storm flow quantity and quality within existing washes.

The roadway system is designed to conform to the site's topography and should be subordinate to the open space system. Roads will be located in areas that minimize grading and site disruption. Where road and utilities cross arroyos or drainages, the development team's biologist, landscape architect, and civil engineer will collaborate to ensure that any such crossings facilitate limited disturbance, appropriate bank stabilization, maintenance of stormwater flow, and appropriate runoff rates.

Standards

- All disturbed areas shall be revegetated or restored.
- Best management practices shall be used for dust control during construction.
- Revegetation shall be done as soon as possible after finish grading has been completed, usually in early spring or fall. Dust control shall be maintained on all graded areas subsequent to revegetation.
- Topsoil that is removed shall be centrally located with respect to construction phasing. The stockpile shall be protected by the use of seeding, watering, mulching, or covering.
- In order to retain the natural character of the site, graded slopes shall generally be 3:1 or less. Slopes greater than 3:1 shall be stabilized through such means as terracing or planting.
- Custom retaining walls and landscaping must be used to screen cut and fill areas. Slope banks shall be softened through the use of contoured grading at the toe and top of slopes. Rounded transitions and variable slope gradients shall be used to 'naturalize' grading. Long, engineered slopes with sharp transitions shall be avoided.

Landscape Design

The Village landscape's color, texture, and diversity will play an important role in defining the community's image and character. The landscape design for the Village will be layered and subtle. It will involve planning schemes that are increasingly rich and dense as one moves from public to private spaces within the community.

Plants will be selected for compatibility with indigenous botanical communities, drought tolerance, and their texture. Homeowners will be limited in the amount of turf and exotic plant materials they may use on their lots. Plant materials that are not compatible with the native or near-native appearance of the community will be limited to areas behind courtyard walls, with the total area to be controlled by the use of a 'water budget' allocated to each homeowner for landscape development. Detailed standards will require that most landscaped areas be irrigated only during the plant "establishment period" of 18 months to three years.

Species selected for community plantings such as along streets and in major open space areas shall be native or near-native. Temporary irrigation may be used to assist with the establishment of such plantings. Irrigation will be limited or eliminated after the establishment period.

Plant material will be evaluated in terms of how well it enhances site architecture and existing landscape character and how well it encloses or links activity areas within the Village.

Micro climatic influences will be carefully considered in community and residential planting designs. Reduction in solar gain in summer, allowance for solar heating in winter, and wind screening will be important considerations.

Plants that require little or no maintenance will be favored over those requiring frequent constant spray and pruning. Special attention will be given to appropriate plant spacing to reduce unwarranted pruning.

Undeveloped lots or portions of lots outside designated building envelopes will not be irrigated or planted with exotic plant materials. These areas may be enhanced, however, with approved plants such as shrubs, grasses, or wildflowers consistent with the overall community concept and habitat protection program.

Plantings that obstruct long distance views or short distance sight lines from key community amenities will be avoided.

In areas such as arroyos or drainages, plants will be selected not only for appearance and drought tolerance, but also for their value as food and canopy cover to encourage healthy wildlife populations.

Fences + Walls

Fencing will be used for safety and security purposes, to control pets, delineate land uses, define property boundaries, articulate the street edge, and screen views to adjoining development. All fencing shall be approved by the DRC.

Guidelines for fencing and walls are outlined below:

- Fencing on all custom lots shall be located within a defined building envelope.
- Fences and walls shall conform to the standards developed by the Village DRC.
- Walls within front yards shall be limited to low (maximum 42 inches high) courtyard walls consistent with local design references. Taller, more opaque fencing may be used in rear and side yards where screening is important and should terminate into the sidewalls of residences at least five feet behind front/streetside façade.
- Opaque walls shall not be permitted along open space areas unless properly transitioned with the landscape.
- View fences will be permitted along open space areas but must be consistent with the approved community-wide design.

Signage

The Village signage and graphics program will reinforce the conservation values and design philosophy of the community and help identify residential and non-residential uses. Additionally, signage will be used for traffic control, environmental interpretation, education, and “way-finding” along trails for residents and visitors.

Signage shall be consistent and compatible throughout the community. This said, variations may be allowed to accommodate specific purposes and to complement adjoining building materials or design character.

The following guidelines will be included in the Village Design Guidelines and will be enforced by the DRC:

- Lighting and landscaping shall be considered an integral part of all signage designs. Lighting will support the ‘dark sky’ concepts of these guidelines, while providing proper illumination for directional and way-finding signage.
- Freestanding signs shall be sized in proportion to their surroundings and for the audiences they serve. Sign faces should be large enough to accommodate the minimum typeface required to convey the intended message, but discreet enough not to overpower their surroundings or context. Sign colors should provide a contrasting background so type is legible, but should not create a visual nuisance.

Prohibited signs shall include:

- Signs which constitute a hazard to traffic or pedestrians
- Signs located within any drainage channel or critical habitat area
- Mobile, inflatable, or portable signs, balloons, flags, or kite style signs;
- Signs which produce odor, sound, smoke, flame, or other emissions;
- Signs which imitate or simulate official signs, or which use blinking or intermittent lights; signs using strobe lights or individual light bulbs exceeding 75 watts
- Signs on public property or right-of-way or signs attached to utility poles, street lights, fences, barns, sheds, or similar structures
- Roof-mounted signs and billboards
- Internally illuminated signs

Residential Signage

- Monument signs, piers, walls, and/or freestanding monolith/pylons can be used to identify unique areas of the community, but shall be subtle and consistent with the overall community form and character. Identity signage should be conceived to be enduring and complementary to the completed Village, rather than designed to call attention to a neighborhood or product area only during the sales period.
- Lot signs may be provided for each lot in a given development phase, but all signs, including for sale signs, shall be designed with materials, color, and typefaces that mirror the graphic standards of the Village.
- Individual homes will be signed with numbers visible from the street, but consistent in scale and material with the Village graphic standards.

Commercial Signage

- Commercial signage will be kept small and subordinate to the building. Commercial establishments shall have a maximum of one sign either hung directly on the front façade of the structure from a portal column or on a post at the entry wall. Three dimensional signs and those that add to the “place making” quality of the Village center will be encouraged.

Lighting

Lighting within the Village will be sized and placed to serve specific purposes, while ensuring it does not compromise Commonweal Conservancy’s “dark skies” policy. In the Village center, small accent lighting for sidewalks, building entries, and pedestrian plazas and walks will be required. In residential neighborhoods and along roads, lighting will be minimized to reduce light pollution within and emitting from the community. Lighting guidelines are outlined below:

- Main intersections will be lighted for safety purposes only. All other streets will be lighted through indirect means (i.e., landscape accent lighting)
- All residential units in the Village Center will be encouraged to provide some form of illumination on the front façade (i.e. front porch lighting, illuminated number set, accent lighting in plant material) to both illuminate and animate the streetscape without requiring overhead fixtures.
- Light fixture style, type, and color shall be consistent and compatible throughout the Village.
- In all cases, lighting shall not be of a greater illumination than what is required for safety and identification purposes. Lighting design shall address specific functions of activity areas.
- If lighting for signage is provided, it shall relate to signage and graphics and shall heighten the visibility and appearance of signage.
- Spillover lighting shall not be permitted. Lighting shall reflect away from adjoining properties, and fixtures shall use cut-off and shield technologies.
- Energy consumption shall be considered in selecting light fixtures. Selective use of solar powered fixtures is desirable.
- Use of low wattage, long-life lighting products is encouraged.
- Use of high pressure sodium and mercury vapor lights is prohibited.

Miscellaneous Provisions

Effort to restore, enhance, and create community amenities within the Village may inadvertently attract wildlife to areas of human habitation. Acknowledging the risk of inappropriate or unsafe interactions between wildlife and humans, the following may be included in the Village's Rules and Regulations to protect public safety and private property values:

- Requirements for household and commercial garbage to be contained in covered containers at all times and removed on a regular basis
- Requirements to leash dogs (except within fenced or walled private homes or public park areas designated as off-leash dog runs)
- Limits on the number of domestic pets per household
- Prohibitions against feeding mammalian wildlife (deer, skunks, coyotes, etc.) within the Village and/or Preserve lands.